

Development Plan Steering Group

Notes of the meeting Tuesday 9th December 2008, 9.30am, Robing Room, Guildhall

Present: Cllrs Reid (Chair), Ward (Vice-Chair), Baker, Blencowe and Blair. City Council officers David Roberts, Tony Collins, Sarah Dyer, Jo Dicks and Daniel Bayles.

1. Minutes of the last meeting – 21st October 2008.

Minutes not available.

2. Apologies

Cllrs Herbert and Holness.

City Council officers Sara Cass, Nancy Kimberley and Joanna Gilbert-Wooldridge.

3. Declarations of Interest.

Cllr Blair declared a personal interest relating to Item 6. Cllr Blair works at a school that will be affected by South Cambridgeshire's Site Specific policies.

4. Cambridge Sub-Region Retail Study

This is will be an important part of the City Council's evidence base for developing retail planning policy in the LDF. The report circulated for this meeting informs Members of the recently completed Retail Study.

Cllrs Ward and Reid requested a clearer presentation of the figures in tables 1 and 2. Cllr Baker expressed surprise that the Wulfstan Way shopping area had not been mentioned in paragraph 3.11 the report, as this is an area in dire need of regeneration. Cllr Reid expressed concern that the report did not state sufficiently clearly the City Council's aim with regard to transport matters. The report needs to state that when considering future retail proposals, which may be needed to meet forecast changes, we would take the normal planning considerations into account, with links made explicitly to transport.

ACTION: The Retail Study will be deferred to another DPSG.

5. South Cambridgeshire District Council's Site Specific Policies – (DPD) – public consultation on responding to a housing shortfall.

Dr Belinda Brooks-Gordon of 34 Canterbury Road spoke with Chairs approval to object to the NIAB extra site being proposed for residential use. The loss of green belt land would have a detrimental impact on amenity and green separation with Girton. The impact of increased traffic levels on air quality and noise levels would also be detrimental.

Cllr Ward stressed that the City Council have no decision-making powers on land outside its boundary and can only make recommendations or lodge objections.

Cllr Reid requested that the extent of consultation in Castle Ward by SCDC be queried as Dr Brooks-Gordon had called this into question. DPSG Members would be informed of the result.

The City Council's objections will be amended with reference to the following issues and circulated among DPSG Members.

- Orchard Park.
 - The possibility of the site being transferred to the City in a future boundary review.
 - The appeal site should have been refused on grounds including air quality, noise, and lack of open space and play facilities. Instead, key officers in these areas were not called, resulting in serious issues never being properly considered through the appeal process. (See page 103 of the appeal decision.)
 - Unacceptable that open space/ play facilities S106 will be spent in Histon/Impington across the A14, no use to local residents.
 - Acoustic fence retention is unacceptable in urban design and setting of City terms. Required by residential allocations.
 - Sequential argument cannot justify sub-standard sites. Cllr Reid saw this as an abuse of the sequential strategy.

- Land between Huntingdon Road, Histon Road and the A14 (SCDC's revised site boundary also known as 'NIAB Extra' or Site 6.)
 - Key points were summarised in the representation but Cllr Baker described the penultimate paragraph of objection as unconvincing and not evidence-based. It was decided that the paragraph would be strengthened not deleted, with each issue addressed individually.
 - It was recommended by Cllr Reid that the final line of the representation be deleted since it would not seem appropriate for the City Council to endorse the County Council's secondary school strategy in this way.

- Site 11. Ida Darwin Hospital, Fulbourn. A new representation to be added.
 - The City Council will object to the full site being allocated for development. This would lead to the merger of Fulbourn with Cherry Hinton by built development in a much more intensive way than may currently be perceived, and so be contrary to the purposes of the Cambridge Green Belt
 - A minimum green separation of 200m should be retained as Green Belt on the western end without any built development. This would satisfy the guidance given in PPG2 and help to satisfy the purposes of the Cambridge Green Belt.

6. Saving Cambridge Local Plan 2006 Policies. Presented by David Roberts.

Officers intend to provide a briefing note for Development Control officers and Members giving text and references to cover policy guidance for deleted policies. The report is going to the January Environment Scrutiny Committee. Some clarity is needed regarding the phrase 'well used by DC officers', particularly when referring to saved policies.

The following policies were discussed.

9/6 – partially saved. This will be affected by the introduction of the AAP for this area.

3/5. Partial re-phrasing, otherwise agreed.

4/5. To delete 'not well used'.

4/7, 4/16, 5/6, 6/5, 9/4 and 10/2 all agreed

Any Other Business.

- North West Examination. (David Roberts) Key issues have arisen relating to the site footprint, with a difference identified between the City Council and the University's position, particularly regarding the central open space size, the distance from the M11 and the boundary with the Park & Ride site on Madingley Road. An additional session will be needed by the Inspector in January to address transport issues. Sustainability and transport matters need to be partially re-looked at.